

Auction Addendum

Clive Emson 

Venue: The Hilton Brighton Metropole, Brighton

LAND AND PROPERTY AUCTIONEERS

Date: Wednesday, 12th September 2018 - Commencing 11am

ADDITIONS, AMENDMENTS AND ANNOUNCEMENTS TO BE READ IN CONJUNCTION WITH THE CATALOGUE, COMMON AUCTION CONDITIONS, SPECIAL CONDITIONS OF SALE AND ALL LEGAL DOCUMENTATION

All Lots are offered subject to their Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable), which will be attached to the Memorandum of Sale and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the bid price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from Ordnance Survey or other plans.

The deposit required is 10% of the purchase price (or £3,000 whichever is the greater).

An administration fee is payable at the same time as the deposit for each Lot purchased and is on the following scale:

Up to £20,000 = £400 £20,001 to £50,000 = £600 £50,001 - £100,000 = £800 £100,001 and above = £1,000

LOT 98 - FIRST FLOOR FLAT, 83 ISLINGWORD ROAD, BRIGHTON

Sold prior.

LOT 102 - LAND WEST OF 66 MOUNT PLEASANT ROAD, HASTINGS, EAST SUSSEX

To be sold in accordance with the plan attached to the Special Conditions of Sale which are available for inspection at the Clerks' Desk. The land is subject to both leasehold and freehold titles.

LOT 103 - AREA 1, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 10th September 2018, are available for inspection at the Clerks' Desk.

LOT 104 - AREA 2, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 10th September 2018, are available for inspection at the Clerks' Desk.

LOT 105 - AREA 3, CROWBOROUGH WARREN ESTATE, WARREN ROAD, CROWBOROUGH, EAST SUSSEX

Revised Special Conditions of Sale, dated 11th September 2018, are available for inspection at the Clerks' Desk.

LOT 107 - CHURCH GATE HOUSE, CHURCH STREET, RUDGWICK, HORSHAM, WEST SUSSEX

The First Floor accommodation heading in the auction catalogue should read Ground Floor, and not as stated.

LOT 112 - 2 ARLINGTON COTTAGES, VICTORIA AVENUE AND LAND & BUILDINGS REAR OF 470, 472 AND 474 LONDON ROAD, HASTINGS, EAST SUSSEX

The total floor area for the store is 130.9 sq.m. (1,410 sq.ft), and not as stated in the catalogue.

Thank you for attending today's auction If you intend to bid on any of the Lots to be offered in our West Country or Hampshire auctions, the Addendum will be available to download/view on our website the evening before the auction.

Our Next Five Day Auction

October/November 2018

Day 1	Monday, 29th October	Kent & South East London
Day 2	Tuesday, 30th October	Essex and North & East London
Day 3	Wednesday, 31st October	Sussex & Surrey
Day 4	Thursday, 1st November	West Country
Day 5	Friday, 2nd November	Hampshire & Isle of Wight

Auction entries are now invited

Closing date Monday, 1st October